

Chestnut Hill Community Association  
Board of Directors Meeting  
Wednesday, August 26, 2021, at 5:00 p.m.  
Via Zoom

Attending CHCA Board Members: George Deming, Joyce Lenhardt, Lawrence McEwen, Tim Breslin, Jennifer McHugh, Susan Bray, Cynthia Fillmore, Jeff Duncan, Keith Kunz, Catherine Brzozowski, Kathi Clayton, Laura Lucas, Tony Banks, Lynn Schroeder, Ross Pilling, Beth Wright, Karl Martin, Alexander Burns, Gregory Lattanzi, Richard Bartholomew, Lucie Daigle, Camille Peluso

Staff present: Anne McNiff, Executive Director

Community Members/Guests attending: Anthony Calabrese, Joe Linsky, Daniel Kelly, Tim Geitz, Mark Keintz, John Derr, Rhett Chiliberti, Janet G Potter, Howard Wolf

1. President's Welcome (Approval of June minutes) - Kathi Clayton welcomed everyone and called for a motion and second to approve the June minutes. Minutes were approved.

2. The new board members were introduced and welcomed!

3. Physical Division: Larry McEwen introduced representatives from Chestnut Hill Village, Dan Kelly, Tim Geitz, Rhett Chiliberti, and Joe Linsky. A recommendation for a variance is being sought for a pool house to replace the existing building. The refusal was given by L&I because a maximum of 70% of FAR (Floor Area Ratio) is allowed, whereas 90% of FAR is proposed in the plans. The proposed plan was presented to the LUPZC and underwent several changes based on feedback from the committee including the addition of stone to the bottom half of the building. The plan was then presented at the RCO meeting of the Development Review Committee. After a review of project and a commitment to bring the share the final choice of materials for the building and a final plantings list with the CHCA when they were available, the DRC made the following recommendation to the CHCA board regarding the request for support of a variance for 7715 Crittenden St. – **The Development Review Committee recommends support of the variance request and added a thank you to the presentation team members for their care and diligence in responding to concerns.** The board had an opportunity to ask questions regarding material choices and the FAR. Community members who were present were asked if they had any questions and there were none. A motion was made to approve the DRC's recommendation, the motion was seconded, and the Board voted to approve the recommendation 8 - 4.

4. Chestnut Hill Local – Mark Keintz presented a recommendation for a new CH Local board member. The board received Carole Carmichael's bio prior to the meeting. The CH Local board has approved her nomination to the board. Discussion was held. Laura made a motion to approve Ms. Carmichael for the CH Local Board. The motion was seconded. The board's vote to approve was unanimous.

John Derr presented a recommendation for the Editor position at the Local. Carla Robinson's resume was distributed to the board prior to the meeting. John reviewed her qualifications and his support. The CH Local board has voted to approve her being hired for the position. Larry made a motion that Ms. Robinson be offered the position of Editor. The motion was seconded. The board's vote to approve was unanimous.

5. Election of Officers, EC at-large members, and Governance Committee

a. The following nomination slate of officers was presented to the CHCA Board of Directors for vote.

Tony Banks, VP Operations Division

Lawrence McEwen, VP Physical Division  
Lynn Schroder, VP Social Division  
Karl Martin, Treasurer  
Alex Burns, Secretary

Laura made a motion that the nominees be approved. The motion was seconded and voted on by the board. The motion was approved with 18 yes votes and 3 abstentions.

b. The nomination slate of At-Large nominees for the Executive Committee to be voted on is as follows:

At large member - Lindsey Toconita  
At large member - Jeff Duncan  
At large member - Cathy Brzozowski

Larry made a motion that the nominees be approved. The motion was seconded and voted on by the board. The motion was approved with 20 yes votes and 1 abstention.

c. Governance Committee Nominees - Laura Lucas representing the Governance Committee made the following request to seat 2 additions to the Governance Committee:

Jean Hemphill (past board member of CHCA and CHCF – attorney with Ballard Spahr  
Richard Berkman (CHCF Trustee – retired partner at Dechert)

It was confirmed that current board members could also be nominated for the Governance Committee and Beth Wright was added to the nominations list for the Governance Committee.

Kathi Clayton in collaboration with the Governance Committee reported that the following people would be named to an ad-hoc advisory committee to the Governance committee:

Ellen Kaplan – retired Mayor Kenney’s Chief Integrity Officer; Before joining the Mayor’s Office, Kaplan served as Vice President and Policy Director at the government watchdog organization Committee of Seventy.

Stephanie Tipton - deep background in ethics laws  
Shane Creamer - Director of the city’s Board of Ethics  
Ted Edwards – attorney Troutman Pepper, associate of John Falco  
Gene Dilks – retired attorney

Jeff Duncan made an objection to these nominations and appointments (without prejudice) and made a subsequent motion to delay the vote on the nominations and the forming of an ad-hoc advisory committee until there was more information. He later withdrew his objection after there was much discussion and it was agreed the ad-hoc advisory committee approval would be tabled until after the Governance Committee had met and it could be further discussed.

It was decided that the nominees for the Governance Committee could be voted on at this meeting. Laura made a motion that these three individuals be seated on the Governance Committee. The motion was seconded, and the board voted to approve these nominees with 20 yes votes and 1 abstention.

6. Executive Director report

a. Anne reminded board members that they had received the annual conflict of interest form that required their signature and asked that it be returned to her either through email or dropping it off at the office by Friday, September 1.

b. October 10<sup>th</sup> fundraiser to benefit Jenks Community Playground and CHCA Community Activities – Anne asked all to save the date as there will be a fundraising cocktail party hosted by the CHCA. This event will be part of the Night of Lights activities taking place October 8 – 17<sup>th</sup>. It is also being done in conjunction with the Woodward Corporation’s 100<sup>th</sup> year celebration. Tickets will be \$50, and Anne is working on securing a sponsor.

## 7. Community Partner updates

a. Watertower Advisory Group – Keith Kunz reported that backboards and a scoring system is being installed in the gym. He is not sure about fall hours as they are waiting to hear from the city of any restrictions. The after-school program is full and there is a possibility of Karate/Kickboxing and Yoga classed being offered in the future

b. Springside Chestnut Hill Academy – Jenny McHugh reported that the school is hopeful that after school activities are going to be able to happen this fall. All students are currently masked. The early childhood Center is full with a waiting list until 2024.

c. CHBA/CHPF – Cynthia Fillmore reported upcoming events for the Business Association:  
Sept 10, 11, 12<sup>th</sup> Warehouse Sale  
Sept 12<sup>th</sup> Clover Market  
Sept 26 Fall for the Arts

A new map of the avenue is being developed.

For the BID, Cynthia reported that the improvements, signage, and lighting projects for Cliff Park have been completed. Work continues with the Greenspace Initiative Committee to finalize plans for the Mermaid Park.

For the Parking Foundation, Cynthia reported that they are considering electrical charging stations for the parking lots. Kathi Clayton reported that she had received a letter from the Parking Foundation and would ask Anne to forward it to all the board members.

d. Friends of the Chestnut Hill Library – Laura Lucas reported that the library is now open after 17 months of closure. There will be a book sale to benefit the library on September 25 and 26 at the Sorting Center on 97 Bethlehem Pike.

**8. New Business** – Beth Wright complimented the CHCA and the Greenspace Initiative for funding the beautification project at the Highland Ave. train station. She invited all the board members to come and take a look as it is looking beautiful.

The meeting was adjourned at 7:30